

**Planning & Community
Development Department**
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LANDSCAPING, SPRINKLERS, FENCING, POOLS, & SPAS

General Zoning Code Guidelines

These guidelines cover residential zones in the City of Liberty Lake, for information on what zone you are in, as well as other zones, please contact or stop by Planning & Community Development (755-6707).

These guidelines do not cover zones with PUD overlays, so check your homeowners association CCR's for further requirements on landscaping, sprinklers, fencing, etc..

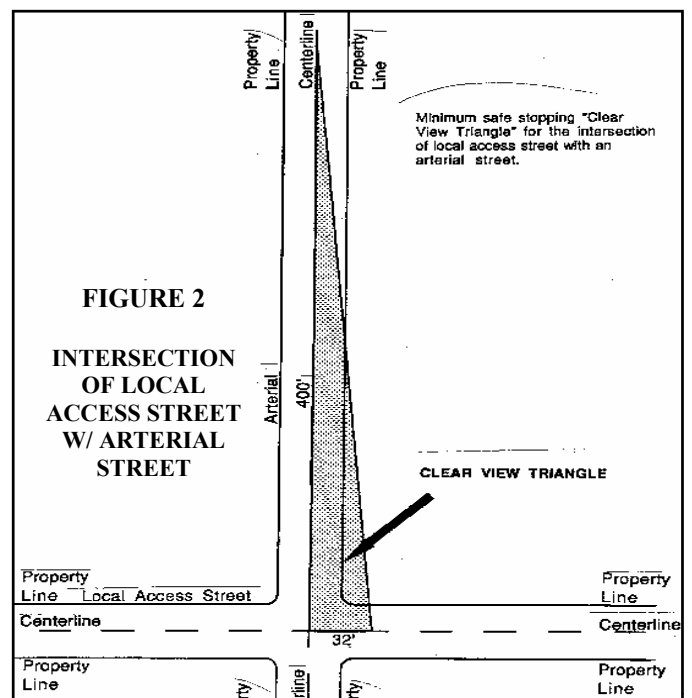
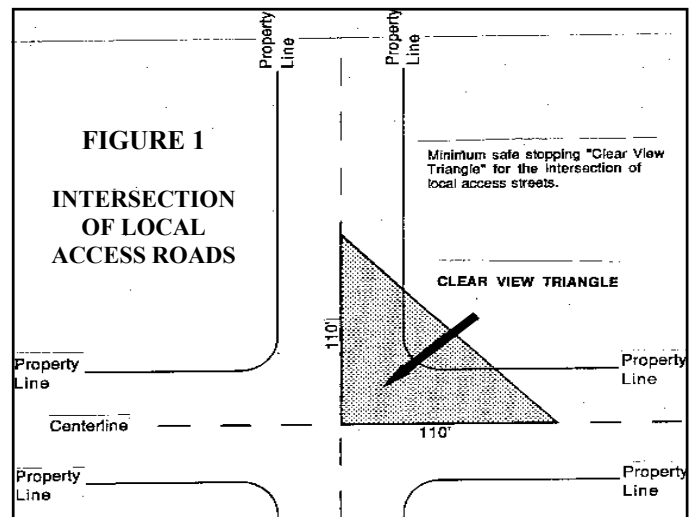
Commercial / Industrial projects have different requirements depending on adjacent zones.

These requirements can be found in the City of Liberty Lake zoning and land use regulations, chapter 14.806. During the Commercial / Industrial Site Plan Review or during the pre-application conference phase, the plans will be reviewed for compliance with the city standards. To receive a copy of these standards contact the Planning & Community Development Department at 755-6707. Also see our brochure on Commercial / Industrial Site Plan Review.

General Residential Zone Requirements:

Fencing & Landscaping

- All fences over 6' in height require a building permit and possibly a variance from the Hearing Body.
- No sight-obscuring fence over 36" in height, nor any no-sight-obscuring fence (cyclone) over 48" in height may be erected or maintained within the required front yard or flanking street yard of any residential lot
- Corner lots must maintain the clear view triangle. There shall not be any sight obstructions (fences, shrubbery, etc.) within the clear view triangle. See Figures 1 & 2. Trees within the clear view triangle shall have their branches removed at the trunk from ground level to a minimum of 7' above ground level. Non-sight obscuring shrubs must be kept not taller than 3' above grade, measured from the centerline of the adjacent street. In cases where the clear view triangle does not provide adequate sight distance, the Planning & Community Development Department may impose additional restrictions.



- Electric and barbed wire fences shall not be permitted in residential UR 3.5 - UR 22 zones.
- Fences may be constructed on the property line provided they meet the above-mentioned requirements and the underlying zone does not prohibit them.

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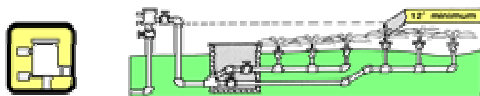
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Sprinkler Systems

- Sprinkler Systems will require a plumbing permit and inspections. Additionally, all irrigation systems (new or existing), must be equipped with an approved backflow prevention assembly. Only properly installed, state approved backflow prevention assemblies that meet the plumbing code will provide health protection for your family and neighbors. The Liberty Lake Sewer & Water District can provide you with a free list of state-approved assemblies and certified testers. All piping and materials upstream of (before) the backflow prevention assembly must be of a type which is approved by the Standard Plumbing Code. The plumbing permit must be obtained prior to installing the sprinkler system from the Planning & Community Development Department. In order to obtain the permit, you need to fill out an application & submit a diagram of how and where the system is going to connect to the water source. After installation, a backflow prevention device test must be conducted by a certified tester. After the test has been completed, contact Planning & Community Development at 755-6705 to set up a system inspection. A copy of the backflow prevention test results, must be provided to the City inspector at this time.

3 TYPES OF BACKFLOW PREVENTION ASSEMBLIES: PRESSURE VACUUM BREAKER (PVB)

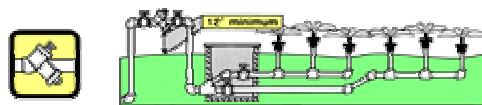
- Sophisticated, Versatile, Requires annual test by a certified tester
- Only one PVB required to serve the whole system; control valves can be located downstream of (after) the PVB. (Max. size = 2").
 - PVB's must be installed a minimum of 1 foot (12") above the highest point of water they serve.
 - PVB's must be tested by a Certified Backflow Assembly Tester, at the time of installation, annually, when moved, or repaired.
 - No chemical or fertilizer may be introduced into an irrigation system equipped with PVB's.
 - No pumps or back pressure on downstream side of (after) a PVB.



DOUBLE CHECK VALVE ASSEMBLY (DCVA)

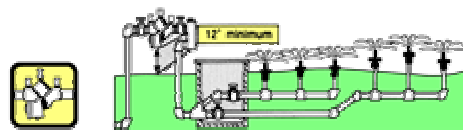
- Highly Versatile, Requires annual testing by a certified tester, Low or non-health hazard systems only
- Only one DCVA required to serve the whole system; control valves can be located downstream of the DCVA.
 - DCVA should be installed a minimum of one foot (12") above ground level.
 - Some water suppliers may allow the DCVA to be installed below ground, check for proper clearance on all sides of the assembly.
 - DCVA must be tested by a Certified Backflow Assembly Tester when installed ...annually ...when moved or repaired.

- No chemical or fertilizer may be introduced into an irrigation system equipped with DCVA's.



REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA)

- Usually most expensive, Most complex, Allows for application of fertilizer or other chemicals into irrigation system (No other type has this approval), Requires annual testing by a certified tester
- Only one RPBA required to serve the whole system; control valves can be located downstream of the RPBA.
 - RPBA's must be installed a minimum of one foot (12") above ground level.
 - RPBA's must be tested by a Certified Backflow Assembly Tester...when installed ...annually ...when moved or repaired.
 - In an RPBA equipped system, fertilizer and other agricultural chemicals may be introduced downstream of (after) the RPBA.



FREEZE PROTECTION

All backflow prevention assemblies need to be protected from freezing. Here are three methods used to protect backflow preventers:

- Shut off water supply to backflow preventer. Open both inlet and outlet valves. Open all test cocks. (This method only works on those systems that are not being used in winter months.)
- Leave Your water running continuously. Wrap your backflow preventer with insulation. Usually wrapping alone does not protect the assembly unless some type of heat is provided. (Heat tape, light bulb, etc.)

Swimming Pools, Spas, & Decks

All underground swimming pools and spas require a building permit from the Planning & Community Development Department. In order to obtain the permit, you need to fill out building, plumbing, and mechanical permit applications (as applicable) & submit engineered drawings of the proposed pool. All underground pools and spas are required to be enclosed by a fence or wall no less than 4' in height with a gate having a latch openable only from the pool side of the fence. Using covers to enclose or cover the pool shall not be used in lieu of the fencing requirements.

All above-ground pools over 5000 gallons in size also require a permit from Planning & Community Development and have special fencing requirements.

Equation to compute gallons is as follows:

length of pool x width of pool x depth of pool x 7.5 = gallons²
or 3.14 x r² (radius of pool) x depth of pool x 7.5 = gallons
(for round pools)

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Self-contained spas and hot tubs do not require a building permit, however they do require an electrical permit that can be obtained from Labor and Industries (also see our brochure entitled Information Directory). If the spa or hot tub will be heated by gas, a mechanical permit will be required. Fencing is not required if the unit is equipped with a listed safety cover that locks.

Decks

A building permit is required for decks that have a surface height of 30" or more from ground level, or if the deck is being supported by one of more walls of the house. A permit application and deck details will need to be submitted to apply for a permit. Consulting with an engineer or design professional is recommended if you are planning to place a spa or hot tub on any deck.

Specific Residential Zone Requirements:

UR-3.5 Zone

- **Minimum Yards:**

1. Front Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the front lot line, whichever provides the greater setback from the centerline of the roadway.
2. Flanking Street Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the existing property line, whichever provides the greater setback from the centerline of the roadway.
3. Side Yard - Each lot shall have side yard(s) of at least 5' for each story of building. (3 & 4 level homes are considered two stories, therefore they would have 10' setbacks)
4. Rear Yard - Minimum 20' rear yard
5. Maximum building coverage is 50% of the lot area (use footprint dimensions of residence to calculate coverage)

(also see our brochure on accessory structures)

- **Landscaping:** Currently the City landscape standards are under review, but for reference, see City of Liberty Lake zoning and land use regulations, chapter 14.806.
- **Fencing:** See General Residential Zone Requirements mentioned previously.
- **Storage:**
 1. All storage shall be wholly within a building or shall be screened from view from the surrounding properties and shall

be accessory to the permitted use on the site

2. There shall be no storage in any required front or flanking street yard.
3. Private, noncommercial storage of up to two (2) inoperable or not currently-licensed vehicles or remnants thereof shall be completely sight-screened year-round from uses allowed in this zone with a fence, maintained Type I or II landscaped area (see attached figure 1), or maintained landscape berm. There is no number limit within a permitted, completely enclosed building, including doors. Vehicle remnants or parts must be stored inside a vehicle or a permitted, completely enclosed building, including doors.

UR-7 Zone

- **Minimum Yards:**

1. Front Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the front lot line, whichever provides the greater setback from the centerline of the roadway.
2. Flanking Street Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the existing property line, whichever provides the greater setback from the centerline of the roadway.
3. Side Yard - Each lot shall have sideyard(s) of at least 5' for each story of building. (3 & 4 level homes are considered (2) two stories, therefore they would have 10' setbacks)
4. Rear Yard - Minimum 15' rear yard
5. Maximum building coverage is 55% of the lot area (use footprint dimensions of residence to calculate coverage)

(also see our brochure on accessory structures)

- **Landscaping:** Currently the City landscape standards are under review, but for reference, see City of Liberty Lake zoning and land use regulations, chapter 14.806. There are specific requirements for multifamily dwellings with 3 or more units that are adjacent to UR-3.5 zones, as well as requirements for a UR-7 zone in general.

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- Fencing: See General Residential Zone Requirements mentioned previously. Additionally, a 6' high concrete, masonry, or decorative block wall, solid landscaping, or site-obscuring fence shall be provided and maintained on the boundary of this zone which abuts or lies across a public alley from a UR-3.5 zone (unless waived by Planning & Community Development Director), except in the required front yard, where it cannot exceed 3' in height and must conform to the clear-view triangle.
 - Storage:
 1. All storage shall be wholly within a building and shall be accessory to the permitted use on the site.
 2. Where proposed, recreational vehicle parking areas shall be paved and screened from view of adjoining properties. All multiple family developments shall designate recreational vehicle parking areas.
 3. On lots where the primary use is a duplex or multi-family dwelling, the private non-commercial storage of up to two (2) inoperable or not currently-licensed vehicles or remnants thereof shall be allowed within a permitted, completely enclosed building, including doors.
 4. On lots where the primary use is a single family dwelling, the private, non-commercial storage of up to two (2) inoperable or not currently-licensed vehicles or remnants thereof shall be completely sight-screened year-round from uses allowed in this zone with a fence, maintained Type I or II landscaped area (see attached figure 1), or maintained landscape berm. There is no number limit within a permitted, completely enclosed building, including doors. Vehicle remnants or parts must be stored inside a vehicle or a permitted, completely enclosed building, including doors.
 5. All outdoor trash or refuse containers serving multifamily dwellings and/or offices shall be completely screened on all sides from public view by a minimum 5-1/2' high wall or fence.
 - Utilities: All utility hardware shall be placed underground or screened from view with a decorative block wall or landscaping. Said screening shall be as high as the highest portion of the equipment and shall be permanently maintained.
- UR-12 Zone**
- Minimum Yards:
 1. Front Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the front lot line, whichever provides the greater setback from the centerline of the roadway.
 2. Flanking Street Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the existing property line, whichever provides the greater setback from the centerline of the roadway.
 3. Side Yard - Each lot shall have sideyard(s) of at least 5' for each story of building. (3 & 4 level homes are considered (2) two stories, therefore they would have 10' setbacks)
 4. Rear Yard - Minimum 15' rear yard
 5. Maximum building coverage is 60% of the lot area (use footprint dimensions of residence to calculate coverage)(also see our brochure on accessory structures)
 - Landscaping: Currently the City landscape standards are under review, but for reference, see City of Liberty Lake zoning and land use regulations, chapter 14.806. There are specific requirements for multifamily dwellings with 3 or more units that are adjacent to UR-3.5 zones, as well as requirements for a UR-12 zone in general.
 - Fencing: See General Residential Zone Requirements mentioned previously. Additionally, a 6' high concrete, masonry, or decorative block wall, solid landscaping, or site-obscuring fence shall be provided and maintained on the boundary of this zone which abuts or lies across a public alley from a UR-3.5 zone (unless waived by Planning & Community Development Director), except in the required front yard, where it cannot exceed 3' in height and must conform to the clear-view triangle.

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- Storage:

1. All storage shall be wholly within a building and shall be accessory to the permitted use on the site.
2. Where proposed, recreational vehicle parking areas shall be paved and screened from view of adjoining properties. All multiple family developments shall designate recreational vehicle parking areas.
3. The private non-commercial storage of inoperable or not currently-licensed vehicles or remnants thereof shall be allowed within a permitted, completely enclosed building, including doors.
4. All outdoor trash or refuse containers serving multifamily dwellings and/or offices shall be completely screened on all sides from public view by a minimum 5-1/2' high wall or fence.

- Utilities: All utility hardware shall be placed underground or screened from view with a decorative block wall or landscaping. Said screening shall be as high as the highest portion of the equipment and shall be permanently maintained.

UR-22 Zone

- Minimum Yards:

1. Front Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the front lot line, whichever provides the greater setback from the centerline of the roadway.
 2. Flanking Street Yard - Minimum 55' setback from the centerline of all roadway rights-of-way or 25' setback from the existing property line, whichever provides the greater setback from the centerline of the roadway.
 3. Side Yard - Each lot shall have sideyard(s) of at least 5' for each story of building. (3 & 4 level homes are considered (2) two stories, therefore they would have 10' setbacks)
 4. Rear Yard - Minimum 15' rear yard
 5. Maximum building coverage is 65% of the lot area (use footprint dimensions of residence to calculate coverage)
- (also see our brochure on accessory structures)

- Landscaping: Currently the City landscape standards are under review, but for reference, see City of Liberty Lake zoning and land use regulations, chapter 14.806. There are specific requirements for multifamily dwellings with 3 or more units that are adjacent to UR-3.5 zones, as well as requirements for a UR-22 zone in general.

- Fencing: See General Residential Zone Requirements mentioned previously. Additionally, a 6' high concrete, masonry, or decorative block wall, solid landscaping, or site-obscuring fence shall be provided and maintained on the boundary of this zone which abuts or lies across a public alley from a UR-3.5 zone (unless waived by Planning & Community Development Director), except in the required front yard, where it cannot exceed 3' in height and must conform to the clear-view triangle.

- Storage:

1. All storage shall be wholly within a building and shall be accessory to the permitted use on the site.
2. Where proposed, recreational vehicle parking areas shall be paved and screened from view of adjoining properties. All multiple family developments shall designate recreational vehicle parking areas.
3. The private non-commercial storage of inoperable or not currently-licensed vehicles or remnants thereof shall be allowed within a permitted, completely enclosed building, including doors.
4. All outdoor trash or refuse containers serving multifamily dwellings and/or offices shall be completely screened on all sides from public view by a minimum 5-1/2' high wall or fence.

- Utilities: All utility hardware shall be placed underground or screened from view with a decorative block wall or landscaping. Said screening shall be as high as the highest portion of the equipment and shall be permanently maintained.

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FIGURE 1

Types of Landscaping Required

The following are types of landscaping as required in Section 14.806.040 of the Liberty Lake Zoning & Land Use Code. All proposed plant material, sizes, and characteristics shall be in accordance with the American Association of Nurserymen Standards (ANSI 2601-1973):

1. TYPE I: SCREEN.

Type I landscaping shall generally consist of a mix of predominantly evergreen plantings, including living trees, shrubs, and ground covers. Evergreen trees shall be a minimum height of four (4) feet at time of planting. Plantings shall be chosen and spaced so as to grow together within three (3) years in a manner that is sufficient to obscure sight through the barrier. The entire planting strip shall be landscaped; however, those plantings used to achieve the sight-obscuring screen shall cover at least five (5) feet of the width of the strip, and shall be located farthest from the property line. Existing vegetation may be incorporated into the landscape design as set forth in Section 14.806.080 and shall be considered acceptable in lieu of new plantings, provided that it contributes to achieving the intent of this section;

2. TYPE II: VISUAL BUFFER.

Type II landscaping shall consist of a mix of evergreen and deciduous plantings including living trees, shrubs, and ground covers. Plantings of shrubs and ground covers shall be chosen and spaced to result in a total covering of the landscape strip. Shrubs shall be of a type that achieve a height of approximately six (6) feet within three (3) years and effectively screen views along the length of the planting strip. Deciduous trees shall have a minimum trunk diameter of one and three-quarter (1-3/4) inches at time of planting. All trees shall be spaced at intervals resulting in touching of branches after ten (10) years of normal growth. Existing vegetation may be incorporated into the landscape design as set forth in section 14.806.080 and shall be considered acceptable in lieu of new plantings, provided that it contributes to achieving the intent of this section;

3. TYPE III: SEE-THROUGH BUFFER.

Type III landscaping shall consist of a mix of evergreen and deciduous plantings including living trees, shrubs, and groundcovers. Plantings of shrubs and ground covers shall be chosen and spaced to result in a covering of the landscape strip within three (3) years. Shrubs shall be of a type that do not exceed a height at maturity of approximately three (3) to four (4) feet. Deciduous trees shall have a minimum trunk diameter of one and three-quarter (1-3/4) inches at time of planting, and be spaced so as to result in touching of branches after ten (10) years of normal growth. Evergreen trees shall be a minimum of four (4) feet tall at time of planting and spaced so as to result in a space between trees approximately equal to the mature spread of the trees used. Existing vegetation may be incorporated into the landscape design as set forth in Section 14.806.080 and shall be considered acceptable in lieu of new plantings, provided that it contributes to achieving the intent of this section;

4. TYPE IV: OPEN AREA LANDSCAPING.

Type IV landscaping shall consist of canopy-type deciduous trees or spreading evergreen trees, planted in wells or strips, with a mix of living evergreen and deciduous ground covers and low shrubs. Shrubs shall be of a type that do not exceed a height at maturity of approximately three (3) to four (4) feet. Planting wells or strips shall be a minimum of thirty-two (32) square feet in area, with the narrowest dimension not less than four (4) feet. Deciduous trees shall have a minimum trunk diameter of one and three-quarter (1-3/4) inches at time of planting. Evergreen trees shall be a minimum of four (4) feet tall at time of planting. Existing vegetation may be incorporated into the landscape design as set forth in Section 14.806.080 and shall be considered acceptable in lieu of new plantings, provided that it contributes to achieving the intent of this section.

For more information or an appointment contact:
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